

# SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	19		
% of Funds Committed	99.03 %	95.07 %	5	96.48 %	74	72	
% of Funds Disbursed	88.16 %	87.86 %	12	89.00 %	36	38	
Leveraging Ratio for Rental Activities	5.65	6.54	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	94.63 %	87.22 %	10	83.25 %	54	46	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.14 %	74.98 %	7	70.99 %	61	59	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.60 %	78.18 %	4	81.75 %	82	79	
% of 0-30% AMI Renters to All Renters***	54.10 %	38.77 %	6	45.84 %	67	65	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.21 %	1	96.12 %	100	100	
Overall Ranking:				In State:	3 / 19	Nationally:	83 84
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,187	\$10,013		\$27,889	865 Units	46.50 %	
Homebuyer Unit	\$14,852	\$11,569		\$15,632	422 Units	22.70 %	
Homeowner-Rehab Unit	\$21,586	\$24,503		\$21,037	262 Units	14.10 %	
TBRA Unit	\$5,381	\$1,586		\$3,206	313 Units	16.80 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Winston-Salem Consortium NC

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$67,067	\$93,767	\$28,986
<b>State:*</b>	\$69,852	\$85,373	\$26,842
<b>National:**</b>	\$99,461	\$78,568	\$23,907

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.7 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 0.85

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	<span style="border: 1px solid black; padding: 2px;">14.0</span>	<span style="border: 1px solid black; padding: 2px;">14.7</span>	<span style="border: 1px solid black; padding: 2px;">45.4</span>	<span style="border: 1px solid black; padding: 2px;">15.4</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">84.7</span>	<span style="border: 1px solid black; padding: 2px;">74.2</span>	<span style="border: 1px solid black; padding: 2px;">51.1</span>	<span style="border: 1px solid black; padding: 2px;">84.6</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">10.0</span>	<span style="border: 1px solid black; padding: 2px;">2.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">41.0</span>	<span style="border: 1px solid black; padding: 2px;">13.3</span>	<span style="border: 1px solid black; padding: 2px;">50.0</span>	<span style="border: 1px solid black; padding: 2px;">23.1</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">21.6</span>	<span style="border: 1px solid black; padding: 2px;">22.0</span>	<span style="border: 1px solid black; padding: 2px;">24.4</span>	<span style="border: 1px solid black; padding: 2px;">46.2</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">20.8</span>	<span style="border: 1px solid black; padding: 2px;">34.6</span>	<span style="border: 1px solid black; padding: 2px;">11.1</span>	<span style="border: 1px solid black; padding: 2px;">7.7</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">10.8</span>	<span style="border: 1px solid black; padding: 2px;">16.8</span>	<span style="border: 1px solid black; padding: 2px;">8.4</span>	<span style="border: 1px solid black; padding: 2px;">23.1</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">3.8</span>	<span style="border: 1px solid black; padding: 2px;">7.8</span>	<span style="border: 1px solid black; padding: 2px;">3.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">1.2</span>	<span style="border: 1px solid black; padding: 2px;">3.3</span>	<span style="border: 1px solid black; padding: 2px;">1.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">36.9</span>	<span style="border: 1px solid black; padding: 2px;">14.5</span>	<span style="border: 1px solid black; padding: 2px;">19.1</span>	<span style="border: 1px solid black; padding: 2px;">23.1</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">26.0</span>	<span style="border: 1px solid black; padding: 2px;">2.4</span>	<span style="border: 1px solid black; padding: 2px;">50.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">33.4</span>	<span style="border: 1px solid black; padding: 2px;">68.0</span>	<span style="border: 1px solid black; padding: 2px;">11.8</span>	<span style="border: 1px solid black; padding: 2px;">76.9</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">11.1</span>	<span style="border: 1px solid black; padding: 2px;">12.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other:	<span style="border: 1px solid black; padding: 2px;">2.3</span>	<span style="border: 1px solid black; padding: 2px;">3.6</span>	<span style="border: 1px solid black; padding: 2px;">5.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">43.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.3</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">15.7</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">40.6</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 26

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Winston-Salem Consortium

State: NC

Group Rank: 83  
 (Percentile)

State Rank: 3 / 19 PJs

Overall Rank: 84  
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	<b>94.63</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	<b>79.14</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>92.6</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	<b>100</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	<b>1.87</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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